173.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	924,900	/	924,900
USE VALUE:	924,900	/	924,900
ASSESSED:	924,900	/	924,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118	-120	PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMERI SUZANNE V
Owner 2:	
Owner 3:	
Street 1:	12 OLD BILLERICA ROAD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2641 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3530.000	575,200		349,700	924,900
Total Card	0.081	575,200		349,700	924,900
Total Parcel	0.081	575,200		349,700	924,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.21 | /Parcel: 350.21

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
114753			07/02/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0001-0004.0

!13395!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	575,200	0	3,530.	349,700	924,900		Year end	12/23/2021
2021	104	FV	549,100	0	3,530.	349,700	898,800		Year End Roll	12/10/2020
2020	104	FV	549,000	0	3,530.	349,700	898,700	898,700	Year End Roll	12/18/2019
2019	104	FV	408,700	0	3,530.	344,700	753,400	753,400	Year End Roll	1/3/2019
2018	104	FV	408,700	0	3,530.	264,800	673,500	673,500	Year End Roll	12/20/2017
2017	104	FV	383,300	0	3,530.	249,800	633,100	633,100	Year End Roll	1/3/2017
2016	104	FV	383,300	0	3,530.	229,800	613,100	613,100	Year End	1/4/2016
2015	104	FV	341,400	0	3,530.	214,800	556,200	556,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:56:07

LAST REV

Date	Time
01/15/19	11:30:38

danam

USER DEFINED

Prior Id # 1:	114753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13395

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTELLO PATRIC	23873-340		11/9/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1469	Re-Roof	6,500	C				
4/29/2005	314	Manual	5,800					REPAIR REBUILD ST

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
4/23/2009	Inspected	189	PATRIOT
12/17/2008	Measured	345	PATRIOT
5/1/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3530		Sq. Ft.	Site		0	70.	1.42	6			Topo	-5					349,723						349,700	

Total AC/HA:	0.08104	Total SF/SM:	3530	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	349,723	Spl Credit		Total:	349,700

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

BATH FEATURES

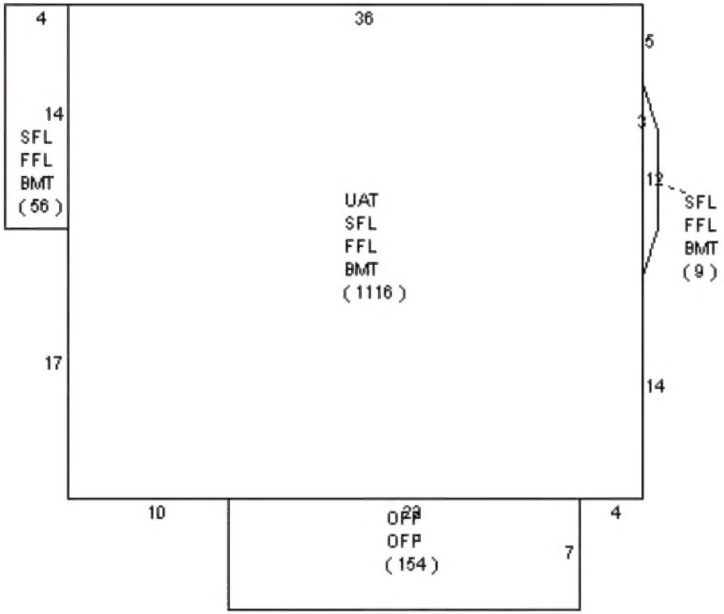
Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09453845
Const Adj.:	1.00739920
Adj $ / SQ:	198.475
Other Features:	122000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706661
Depreciation:	131439
Depreciated Total:	575222

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	198.47
Special Features:	0	Val/Su Net:	139.27
Final Total:	575200	Val/Su SzAd	243.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,181	59.540	70,320
FFL	First Floor	1,181	198.470	234,399
SFL	Second Floor	1,181	198.470	234,399
OFP	Open Porch	308	22.020	6,782
UAT	Upper Attic	279	138.930	38,762

Net Sketched Area:	4,130			Total:	584,662
Size Ad	2362	Gross Area	4967	FinArea	2641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	